

# Vieux Carré Commission Meeting

Thursday June 20, 2024



917 St Ann

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Robert Cangelosi, Jr
OWNER:	Victor F III Trahan	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3673.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1102 sq. ft.
ALLOWED:	4 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached service buildings: **Blue**, of major architectural and/or historic significance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**Vieux Carré Commission Meeting of** **06/20/2024**

**DESCRIPTION OF APPLICATION:** 06/20/2024  
**Permit #24-13434-VCGEN** **Lead Staff: Erin Vogt**

Proposal for overall restoration, including installation of dependency stairs, restoration of the front façade, & reconstruction of chimneys, per application & materials received 05/06/2024 & 06/06/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 06/20/2024

This property continues to be under review for incremental restoration of the Blue rated main building and dependencies to their original period of construction. The applicant has submitted a new application for work as follows:

**Main building:**

Natural hydraulic lime stucco will be reapplied on the rear and side elevations. The front elevation will be restored with Flemish bond brick, dipped in paint, and all millwork replaced with details to match original openings at the cabinet gallery. The wood decking at both abat-vents will be replaced with random width old growth cypress to match the dependency. At the rear abat-vent, four non-original outriggers will be replaced, with the ends to be beaded and curved. The c. 1950s checkerboard marble at the rear loggia will be replaced with herringbone brick paving with a soldier course border. The restored openings on the rear and Burgundy elevations will be filled with board and batten shutters.

Details have been provided for the conceptually approved dormer vents, which will be stuccoed on their front faces and cheek walls. A single glazed sash will be installed behind the louvered panel. Copper step flashing is shown where the dormer meets the barrel tile roof system, and copper counterflashing is shown below the dormer sill, over the first row of tiles below the dormers.

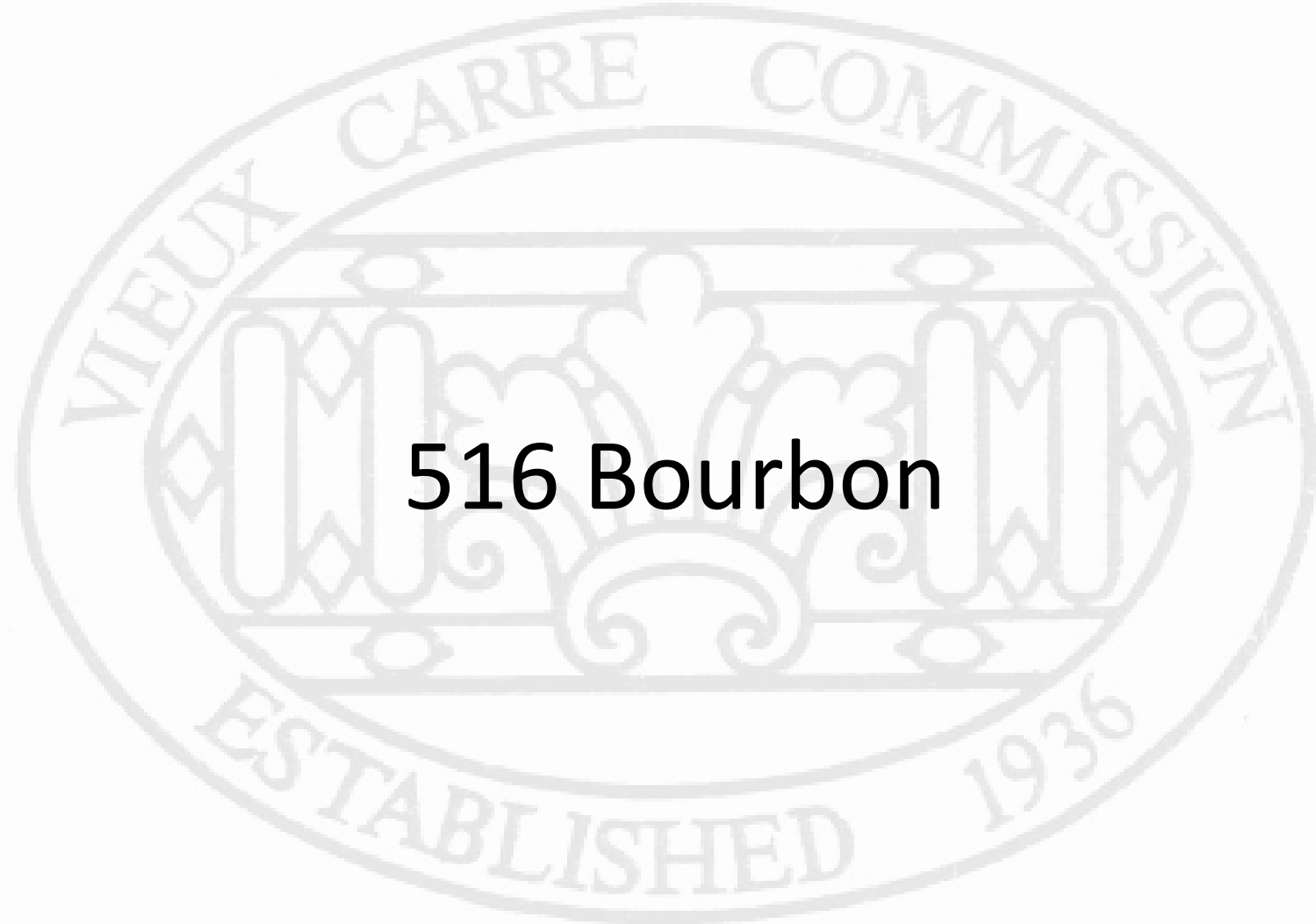
Staff requests additional information regarding the restoration of the Flemish bond brick façade, as well as the dipped paint to be used. How this detail will wrap the corner at the side elevations should also be indicated in the drawings prior to final approval and permit.

**Dependencies:**

The beaded outlookers are to be restored and exterior switchback stairs will be rebuilt on the St. Ann sides of both buildings, accessing the second-floor balconies. New barrel tile roofs will be installed, and the chimneys restored, with inverted slate V caps. The non-original doors will be replaced with board and batten shutters.

The Committee found the work **conceptually approvable**, with final approval to be handled at staff level following the submittal of additional information regarding the restoration of the front façade as noted above.

**VIEUX CARRÉ COMMISSION ACTION:** 06/20/2024



**516 Bourbon**

ADDRESS: 508-16 Bourbon  
 OWNER: Anglade 500 Properties, APPLICANT: Loretta Harmon  
 LLC  
 ZONING: VCE SQUARE: 62  
 USE: Commercial/Nightclub LOT SIZE: 5721 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & carriage house: **Blue**, of major architectural and/or historic significance.

Main building & service ell: **Blue**, of major architectural and/or historic significance.

C. 1831 2½-story brick building and separate, brick carriage house, which were built as dependencies of the Samuel Kohn House (510 Bourbon). Alterations include the ground floor granite columns and lintel (c. 1840-50) and the upper floor, which obliterates the hip roof and one half attic floor.

**Vieux Carré Commission Meeting of** **06/20/2024**

**DESCRIPTION OF APPLICATION:**

06/20/2024

**Permit #24-07347-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to demolish and build new stage structure in courtyard, per application & materials received 03/14/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

06/20/2024

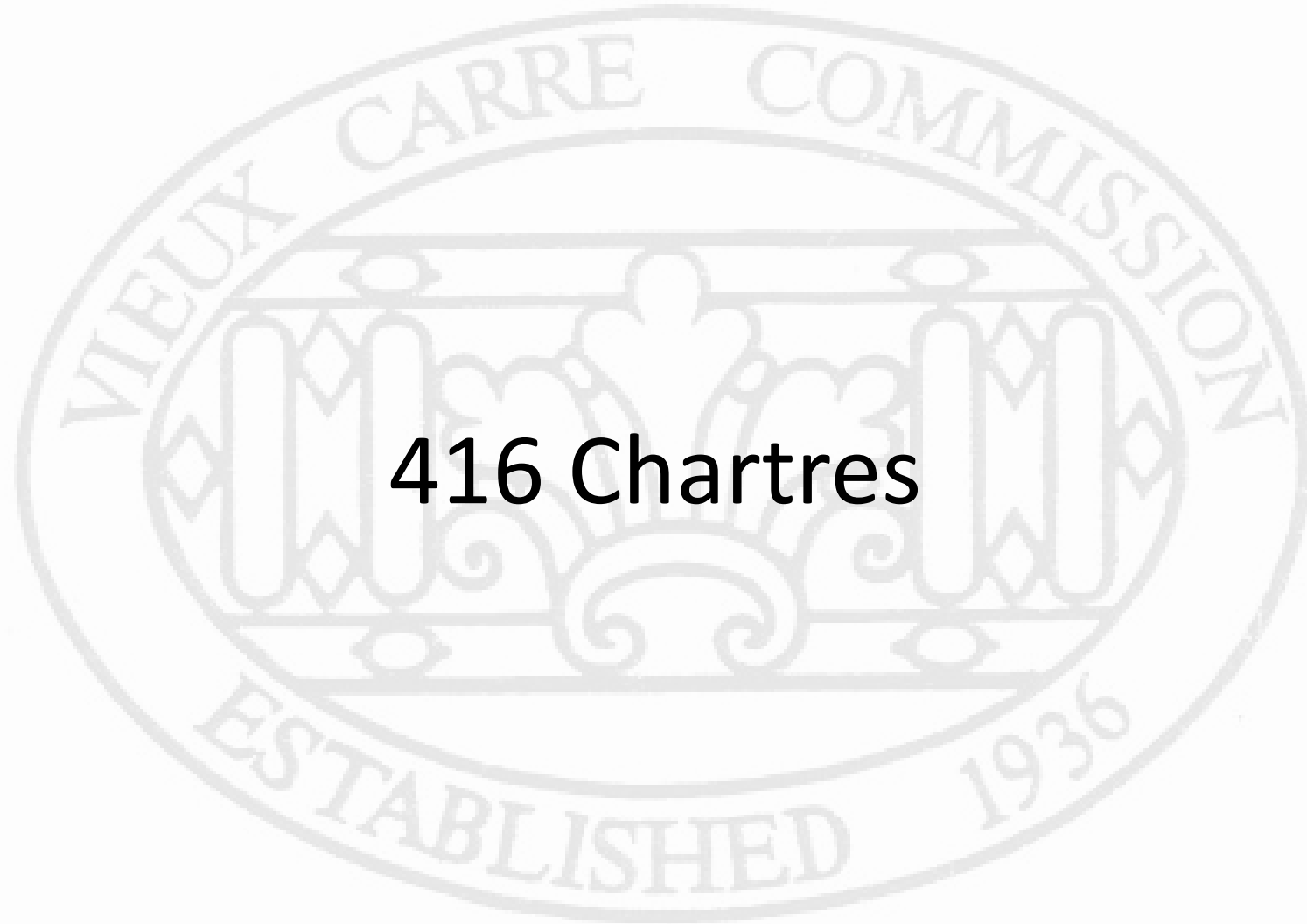
Two structures currently exist in the courtyard of 508-16 Bourbon; a bar structure towards the front of the site, and the existing gazebo, which was approved by the Committee in 2011 but final drawings were not stamped and no permits were issued. The structure also differed from what was approved by the Committee, as it was built from unapprovable materials and was not elevated to be used as a stage, but simply provided a covered area for the courtyard. The applicant appealed to retain the 20' x 20' structure, but was willing to modify it to better comply with the Guidelines. They then returned with a proposal to completely rebuild the structure, improving the materials, roof pitch, scale, and drainage, which was conceptually approved by the Committee on 08/23/2022. The Commission approved the new construction, but the application expired before final revisions were submitted for staff review and permit. The applicant is now proposing to demolish this structure and build a new covered stage at the rear of the property.

The proposed new stage is shown as a freestanding 14'-0" x 12'-0" structure, offset 2'-2" from the rear, Royal-side property line, with three steps up to a 1'-9" tall platform. The columns, trim, roof, drainage and foundation are all similar to the unbuilt gazebo conceptually approved in 2022. The platform is shown as painted tongue and groove decking over wood framing. Lattice is shown beneath the structure, screening the foundation. Nine (9) recessed LED lights are indicated in the beaded board soffit.

Staff is unsure if this property is allowed to have live entertainment and reached out to the Zoning Administrator for confirmation, but no response has been received prior to this hearing. Open space is not an issue, as this structure is smaller than the previously approved gazebo. The Committee recommended **conceptual approval** of the structure; staff recommends final approval be withheld until Zoning responds regarding the allowable use at this site. If Zoning confirms that live entertainment is allowable, final approval and permitting can be handled at staff level without further Committee or Commission review. If live entertainment is not permitted by the CZO, construction of a gazebo could still be considered.

**VIEUX CARRÉ COMMISSION ACTION:**

06/20/2024



# 416 Chartres

ADDRESS: 416-20 Chartres Street  
 OWNER: Kemper And Leila Williams Foundation APPLICANT: Julia Hodgins  
 ZONING: VCC-2 SQUARE: 28  
 USE: Vacant (restaurant) LOT SIZE: 2,080.2 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

416-18 Chartres: **Green**, of local architectural and/or historic significance.  
420 Chartres: **Brown**, detrimental, or of no architectural and/or historic significance

Although it only has two remaining of its original four floors, this is the most intact of the 3, 4-story brick stores constructed in 1834 for Delachaise by the builders Mitchell and Fox. [N.B: The current ratings of 'Green' for 416-418 Chartres and 'Brown' for 420 Chartres were given before the two buildings were rehabilitated and combined into the single large building which now houses K-Paul's Restaurant; a new rating of 'Yellow' for the entire structure has been recommended by the Vieux Carré Commission staff, but as of Feb. 2009, the new rating had not yet been submitted for approval.]

**Vieux Carré Commission Meeting of 06/20/2024**

**DESCRIPTION OF APPLICATION:** 06/20/2024  
**Permit #24-14791-VCGEN** Lead Staff: Erin Vogt

Proposal to renovate building, including millwork replacement and a new opening connecting to 410 Chartres, in conjunction with a **change of use** from *vacant* to *cultural facility*, per application & materials received 05/14/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 06/20/2024

The building has been purchased by the Historic New Orleans Collection and will be used to provide ancillary services for the museum, including office space and a workshop on the first floor. The second floor will be white boxed for use in a future phase. Commission review and approval is required for alterations to millwork and the creation of a new opening between 416 and 410 Chartres for use by the museum staff.

Front elevation:

The interior slab will be lowered at the Brown rated (420 Chartres) portion of the building to provide an accessible entrance. The three bays closest to Toulouse will be modified as follows:

- The two bays at center left (101A and 102A) will have the height of their kickrails increased to accommodate the lower slab, otherwise leaving the doors unaltered and uniform when viewed in full elevation.
- The far-left bay (122A) will be replaced to have a fixed side panel (which is indicated as operable in elevation, but this seems to be a drafting error). The operable leaf will be increased in width to 36” for egress purposes. Several minor revisions were discussed at the Committee level and will be handled in future reviews.

Courtyard:

None of the millwork in the courtyard appears to be original or have any historic value, and much of it is inappropriately sized for the openings. The applicant proposes to replace the first-floor French doors with new six-lite, single panel French doors with four lite transoms. The board and batten shutters will die at the transom bar, leaving the transoms exposed. The current openings in the Decatur-side courtyard elevation are wider than the other elevations, and will be infilled with masonry to match. The second-floor elevations will receive new six-over-six windows with louvered shutters.

Side elevations:

A new door opening is proposed at the rear portion of the Green rated building, at the 410 Chartres alley, to allow for passage between the two museum properties. The applicant consulted with Chief Building Official, Jay Dufour, who stated that this could likely be handled with an easement rather than a resubdivision. The door is currently shown as a flat, rated door, and will be located at an existing cold joint in the masonry. Given its utility use and lack of visibility from any surrounding properties or courtyards, staff has no objection to the proposed appearance of the door.

Change of use:

Article 2.10 of the Comprehensive Zoning Ordinance states that:

*The Vieux Carré Commission shall have no jurisdiction over use, except as provided in the paragraph below.*

*[...] Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a*

hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in the district, subject to the following conditions and safeguards:

1. *The historic character of the Vieux Carré shall not be injuriously affected.*
2. *Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.*
3. *Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.*
4. *The value of the Vieux Carré as a place of unique interest and character shall not be impaired.*

Overall, the Committee found the proposed work **conceptually approvable**, with revisions and additional details to be provided for further review as noted in the 05/28/2024 staff report and requested by the Committee at that hearing. The Committee recommends the Commission forward a **positive recommendation** for the **change of use** to the Director of Safety and Permits.

Staff notes that successful completion of this renovation may warrant a future change in the buildings' ratings, at which point staff will schedule the property for further consideration at the Commission level.

**VIEUX CARRÉ COMMISSION ACTION:**

06/20/2024





**417 Royal**

ADDRESS:	417-25 Royal Street	APPLICANT:	Labiche Jason
OWNER:	New Brennan's Co., LLC	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	irreg. shaped, multi parcel property
USE:	Commercial/restaurant		Lot 4: 72'-4" x 127'-11"= 9252.6 sq. ft approx.
			Lot A9: 31'-11" x 30'-8"= 979 sq. ft approx.
			Lot B: 31'-11" x 25'-1"= 800 sq. ft. approx.

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

**Main building:** **Blue**, of local architectural and/or historic significance.

A short historical summary of the property exists in the Vieux Carre Survey which states that 417 Royal Street was "probably erected in 1795 for Vincent Rillieux who bought the property on January 8<sup>th</sup> of that year from Gaspar Debuys and Hubert Remy. They had bought it from Dona Anglea Monget, widow Dejan just four days before the great fire of Dec. 8, 1794 destroyed most of this area of the city including whatever buildings were in the property. When purchased by Rillieux it was described as containing only bricks and rubble. After Rillieux's death it was sold by his son-in-law, James Freret "with a principal house and other buildings" to Joseph Faurie, June 2, 1801. In January, 1805 Faurie sold it to the newly established "Banque de la Louisiane" which occupied it until its liquidators sold it in 1820 to Martin Gordon. During Gordon's ownership extensive alterations were made to the building and the kitchen wing was probably rebuilt. In 1841 Gordon lost the property and it was sold by the Sheriff to Alonzo Morphy whose family owned it until 1891. Here Paul Morphy, world chess champion, lived until his death in 1884. In 1920 it was acquired by Tulane University through a gift of W. R. Irby. It was then extensively remodeled by Favrot and Livaudais, architects, and became the "Patio Royal" restaurant. In 1954 it was leased by Brennan's Restaurant and again remodeled, with Richard Koch and Samuel Wilson, Jr. being the architects. In 1975 it was badly damaged by fire and again renovated extensively.

**Vieux Carré Commission Meeting of** **06/20/2024**

### **DESCRIPTION OF APPLICATION:** **Permit #24-07822-VCGEN**

06/20/2024  
**Lead Staff: Erin Vogt**

Proposal to install additional mechanical equipment, per application & materials received 04/10/2024 & 06/05/2024, respectively.

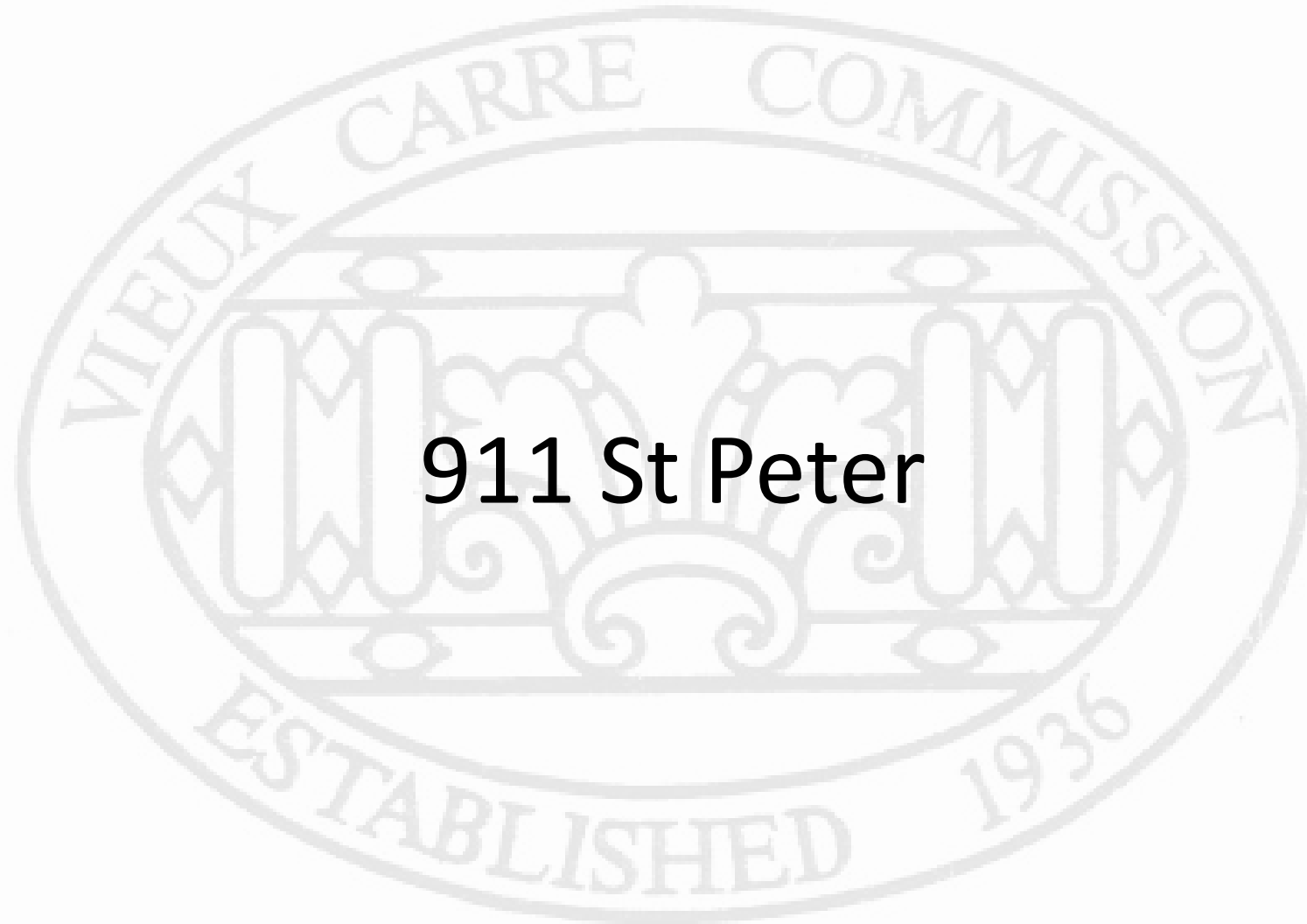
**STAFF ANALYSIS & RECOMMENDATION:** 06/20/2024

The applicant is proposing to install an additional VRV heat pump system to serve the restaurant's kitchen, and Commission approval is required by the Guidelines due to the building's rating. Since this property underwent a substantial renovation a little over ten years ago that included all new mechanical work, staff asked why this additional unit was needed. The applicant informed staff that the kitchen becomes dangerously hot, making working conditions for the staff unsafe. The 10-ton Daikin unit, which measures roughly 30" x 49" x 67", will be installed in an existing mechanical farm on a flat roof at the rear of the property. An unpermitted temporary shed will be removed from this location and not replaced.

After visiting the site, staff noted that a railing would be required by the Mechanical Division for code compliance since the equipment will be within 10 feet of the edge of the roof. The existing equipment is currently visible from the rear of several surrounding commercial properties, most significantly the adjacent 722 St. Louis. Sound dampening acoustical panels are already in place at one side of the roof, but not the rear. As part of the Committee's motion for conceptual approval, they required that the applicant submit a detail for new lattice screening that would double as a railing. The applicant proposes to provide three bays of wood lattice screening on the Bourbon side of the flat roof, measuring 8'-6" tall.

The Committee moved for conceptual approval of the equipment installation and equipment screening. Based on this most recent submittal, staff finds the proposed equipment and railing **approvable** as submitted, with permits to be issued at staff level.

**VIEWX CARRÉ COMMISSION ACTION:** 06/20/2024



**911 St Peter**

ADDRESS:	911 St. Peter	APPLICANT:	Shiflett Exteriors
OWNER:	Charles Blow	SQUARE:	88
ZONING:	VCR-1	LOT SIZE:	2,436 sq. ft.
USE:	Residential		

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

**Main building and service building: Green**, of local architectural and/or historic significance.  
**Service building additions: Green**, of local architectural and/or historic significance.

This 2½-story brick double townhouse, which has Greek Revival detailing and a Creole floor plan, is divided by a pedestrian alley. The building was most likely constructed by architect William Brand, who in 1838 owned the property with Honoré Bazinet.

**Vieux Carré Commission Meeting of** **06/20/2024**

**DESCRIPTION OF APPLICATION:** 06/20/2024  
**Permit #24-04421-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain skylights installed without benefit of VCC review and approval, in conjunction with roof replacement, per application & materials received 02/19/2024 & 05/07/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 06/20/2024

The applicant submitted a proposal to replace the rear roof slope of the main building and the sloped portions of the service ell roof with natural slate. During review, staff noted that the five (5) 4' x 2' skylights present on the rear of the main building were atypical, and found that they had been installed without benefit of VCC review and approval. Satellite imagery shows that the bank of three skylights closest to Dauphine was installed between January 2004 and September 2005, while the other two appear to have already been in place at that time. A series of poorly executed roof repairs were completed around the skylights in approximately 2011, 2015, and 2018. Staff notes from the satellite imagery that there appears to be a change in roof pitch around the point in the roof where the two individual skylights are located, which might be contributing to the failure of the roof at these locations.

The VCC Design Guidelines for Roofing state:

#### **Skylights**

Historic skylights are occasionally found at a warehouse or commercial building. A skylight can dramatically alter the appearance of a roof. Therefore, an appropriate location for a new skylight is fairly limited. Occasionally, a skylight is approved for a shotgun or townhouse, on a roof slope where it can be visually minimized or on a low-sloped or flat roof where it will be concealed behind a parapet.

If a new skylight is approved to be installed on a sloped roof building, it may be fixed or operational. It should be installed in a manner that:

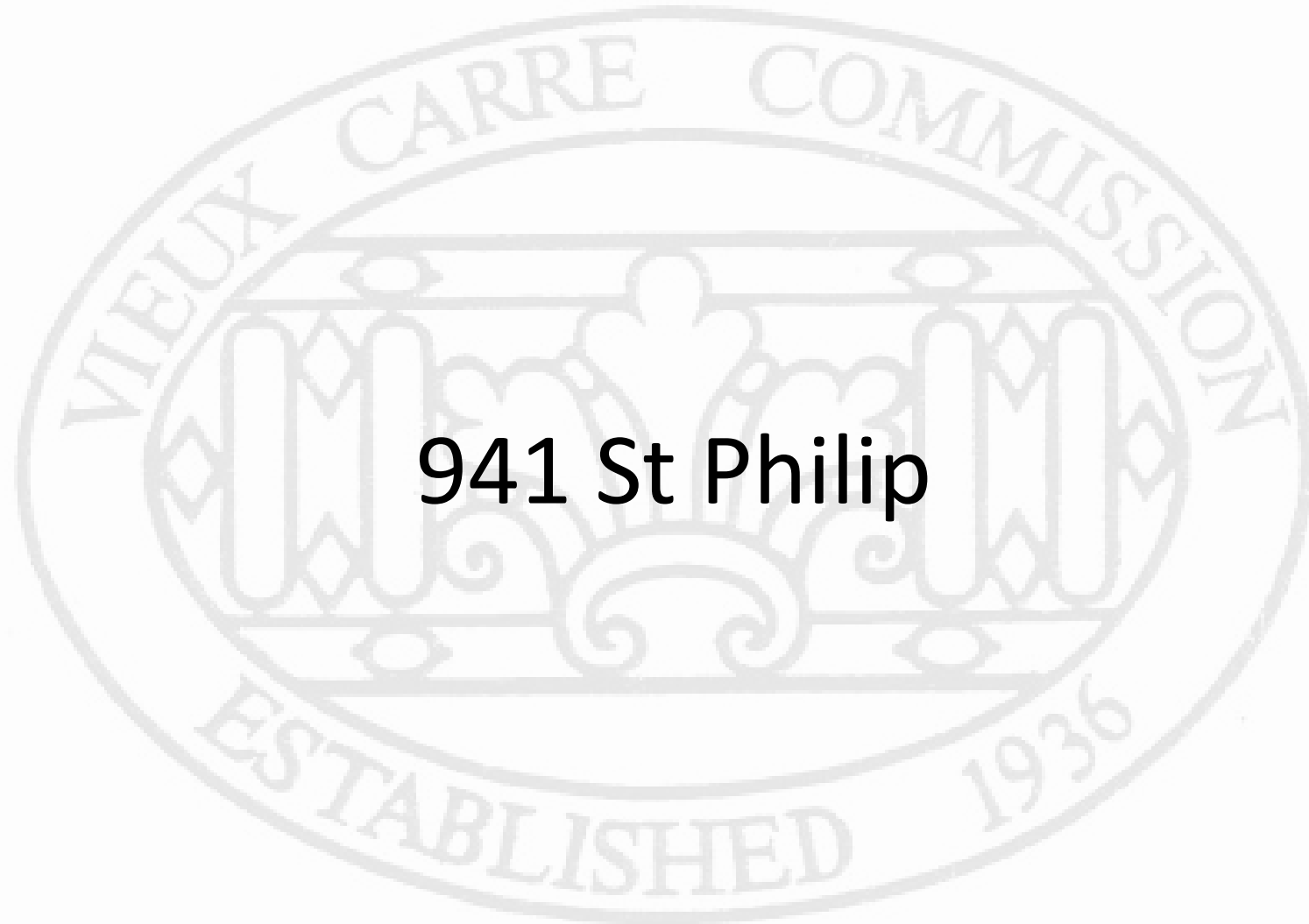
- Minimizes its visibility from all location
- Minimizes changes to existing roof framing, generally with the long dimension running down the roof slope, at least 12-inches below the roof ridge
- Minimizes the number of skylights, such that it comprises a maximum amount of 3-percent of a roof slope, and is arranged in an orderly fashion
- Runs parallel to, and no more than 8-inches above the plane of the roof surface; has clear or tinted glazing for a dark exterior appearance and has the exterior framing painted or colored to match the roof material
- Does not have a domed, angled or other raised feature

(VCC DG: 04-10)

The Guidelines for skylights as of 2005 were the same as they are now, so the skylights would have been subject to the same review criteria if a permit application had been submitted by the previous owner responsible for the work without permit. Based on calculations provided by the applicant, the five (5) skylights comprise 4.33% of the rear roof slope, but staff finds that they do meet the other four criteria listed in the Guidelines. This calculation was not yet available when reviewed by the Committee; as such, they forwarded the appeal to the Commission without a recommendation for or against retention. Staff notes that the Commission is not obligated to approve or deny the proposal based on missing one of the five criteria listed in the Guidelines.

Staff notes that the roof is currently in a state of severe failure, and it is extremely urgent that roof repairs be conducted at this property as soon as possible.

**VIEUX CARRÉ COMMISSION ACTION:** 06/20/2024



**941 St Philip**

ADDRESS: 939-41 St. Philip St.  
 OWNER: Brendan King APPLICANT: Loretta Harmon  
 ZONING: VCR-1 SQUARE: 84  
 USE: Residential LOT SIZE: 2383 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: Orange, post 1946 construction.  
Garage: Brown, detrimental, or of no architectural and/or historic significance

This is a c. 1963 interpretation of a 3-bay Creole Cottage.

**Vieux Carré Commission Meeting of** **06/20/2024**

**DESCRIPTION OF APPLICATION:** 06/20/2024  
**Permit #24-16551-VC GEN** **Lead Staff: Erin Vogt**

Proposal to renovate existing single-story building, including reopening the courtyard and modifications to millwork, per application & materials received 05/28/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 06/20/2024

This property was last reviewed by the Committee on 01/31/2024, as a previous application was submitted to demolish the Orange rated main building and Brown rated garage and construct a new two-story building. The applicant has decided not to pursue such an involved project at this time, and is now proposing to renovate the existing building.

The most significant alterations are the removal of the illegal roof enclosing the courtyard and the new courtyard facing elevations, which are contemporary in appearance with metal and glass French doors. The roof massing at the Orange rated building will be maintained, with an additional 4'-0" wide enclosed hallway with a prefinished metal roof to be added around the Burgundy side of the courtyard. The overall square footage of the courtyard will be slightly reduced beyond its previous footprint, to an open space ratio of 0.18. Staff notes that 0.20 is required by the CZO since this is a corner lot, so a variance may be needed if Zoning considers the open space calculations based on the previous open courtyard, rather than the illegal enclosure that covered the full site.

HVAC equipment is shown located on the flat roof at the rear, Brown rated garage structure, in the same location where it currently exists. Two skylights are also proposed for this roof, reducing the total number of skylights. Calculations show that the skylights only occupy 2% of the total square footage of the flat portion of the roof. All criteria in the Design Guidelines are met for their approval.

The only significant alteration to the street-facing elevations is at the Brown rated infill. The paneled carriage doors closest to Ursulines are shown to be replaced to match existing but fixed in place. The paneled doors between the Orange rated building and Brown rated rear will be replaced with a vertical beaded board garage door with a fixed wood transom.

Staff and the Committee found the proposed alterations to be fairly minimal and in keeping with the Design Guidelines, with the most significant design concern being the potential need for a variance from the BZA for the open space. The skylights, rooftop HVAC equipment, and hallway enclosure at the courtyard are the only items requiring Commission review, and are all within the Design Guidelines. Staff recommends **conceptual approval** of the proposed work, with the application to return to the Committee for construction document review following BZA approval, if deemed necessary by Zoning.

**VIEUX CARRÉ COMMISSION ACTION:** 06/20/2024